

Exhibit LRP 2015-00010:C

ORDINANCE NO.3352

AN ORDINANCE AMENDING THE LAND USE ORDINANCE, TITLE 22 OF THE SAN LUIS OBISPO COUNTY CODE, LAND USE ORDINANCE SECTION 22.104.090 (TEMPLETON COMMUNITY STANDARDS) OF THE SALINAS RIVER SUB AREA OF THE NORTH COUNTY PLANNING AREA

The Board of Supervisors of the County of San Luis Obispo ordains as follows:

SECTION 1: Section 22.104.090 of the Land Use Ordinance, Title 22 of the San Luis Obispo County Code, is hereby amended as follows:

Chapter 22.104 – North County Area Communities and Villages Section 22.104.090 – Templeton Community Standards

- C. Commercial Retail (CR). The following standards apply within the Commercial Retail category.
1. Fence and wall requirement. This standard applies to solid fences and walls that are proposed along public roads and will be visible from the public road. Fences and walls shall be constructed of durable and high quality materials including but not limited to: masonry, river cobblestone, stucco or a combination of wood with stone or stucco columns. Solid wood fences are not allowed unless they are continuously screened with landscaping and maintained. Refer to the Templeton Community Design Plan, page V-16 through V-18, for criteria on fence and wall materials and detailing.
 2. Las Tablas Road and Vineyard Drive areas.
 - a. Streetside improvements. Curbs, gutters, sidewalks and street paving are required with all projects.
 - b. Multi-Family dwellings outside the Central Business District. Multi-family dwellings are allowable as an incidental use outside the central business district and may be authorized through Minor Use Permit approval, unless this Title would otherwise require a Conditional Use Permit. Multi-family dwellings that would be affordable to employees of proposed projects should be encouraged in all discretionary land use permits for commercial projects.
 - c. Limitation on use.
 - (1) The following applies only to the land located on Las Tablas Road, west of Highway 101. All uses identified by Section 22.06.030 (Allowable Land Uses and Permit Requirements) as being allowable, permitted, or conditional uses may be authorized in compliance with the land use permit requirements of that Section, except the following: commercial retail uses that have a floor area on any one floor of 90,000 square feet or more.

- (2) The following applies only to the land located on Vineyard Drive. All uses identified by Section 22.06.030 (Allowable Land Uses and Permit Requirements) as being allowable, permitted, or conditional uses may be authorized in compliance with the land use permit requirements of that Section, except the following: recycling collection stations, small scale manufacturing, mobile home parks, auto, mobilehome and vehicle dealers and supplies, recreational vehicle parks, and vehicle storage.
3. Ramada Drive area - Conditional Use Permit requirement. A Conditional Use Permit is required for each property ownership within the areas shown in Figure 104-22, prior to approval of subdivision or land use permit applications. The Templeton Community Design Plan shall guide the Conditional Use Permit.



Figure 104-22 - CR - Ramada Drive Properties – Templeton

4. Main from Eighth to Tenth Streets - Multi-family dwellings. Multi-family dwellings as a principal use may be authorized through Conditional Use Permit approval on Blocks 27 and 30 of the Town of Templeton, shown in Figure 104-23.

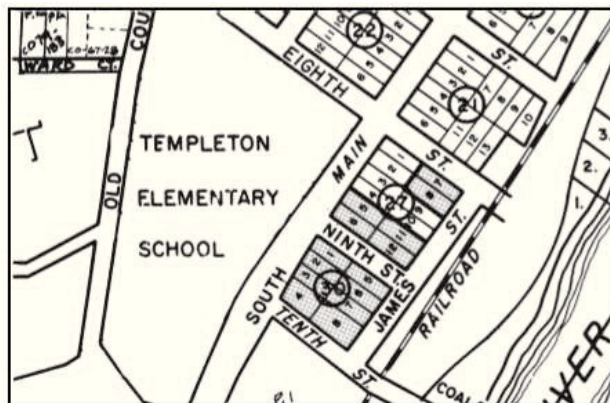


Figure 104-23 – CR – Main from Eighth to Tenth

5. Highway 101/North Main Street Interchange. The following standards apply to the area located south of and adjacent to the Highway 101/North Main Street interchange on the east side of Highway 101 corresponding to Figure 104-24.



E. Multiple Use Code (CR/CS). The following standards apply within the CR/CS mixed land use category:

1. New land uses and development in the CR/CS mixed land use category shall comply with the standards above for the CR and CS land use categories.
2. Special Setback. On the 40-acre property shown in Figure 104-25, the following uses, if proposed, shall be setback at least 450 feet from Ramada Drive: Electricity Generation, all uses in the Industry, Manufacturing, and Processing Uses Group (except when the uses are confined entirely within a building); Sales Lots; Swap Meets; Auto and Vehicle Repair and Service; Construction Contractors; Outdoor Storage Yards; Truck Stops; and Petroleum Extraction.

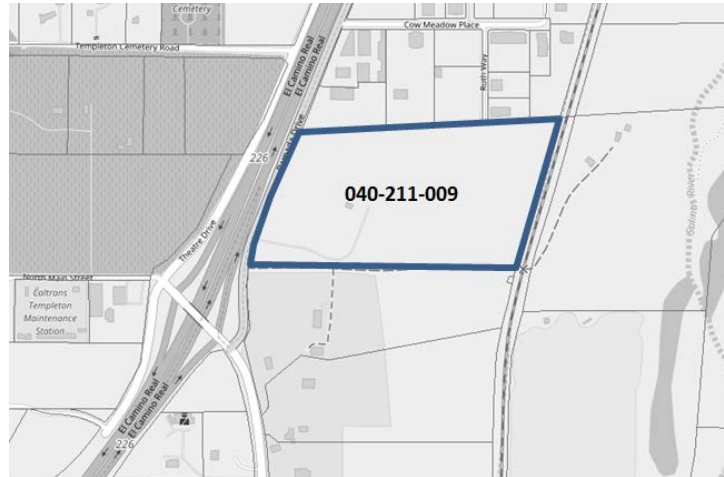


Figure 104-25 – Westerly 20 acres of APN 040-211-009

SECTION 2. That the Board of Supervisors has considered the initial study prepared and conducted with respect to the matter described above. The Board of Supervisors has, as a result of its consideration, and the evidence presented at the hearings on said matter, determined that the proposed mitigated negative declaration as heretofore prepared and filed as a result of the said initial study, is appropriate, and has been prepared and is hereby approved in accordance with the California Environmental Quality Act and the County's regulations implementing said Act. The Board of Supervisors, in adopting this ordinance, has taken into account and reviewed and considered the information contained in the negative declaration approved for this project and all comments that were received during the public hearing process. On the basis of the Initial Study and any comments received, there is no substantial evidence that the adoption of this ordinance will have a significant effect on the environment.

SECTION 3. If any section, subsection, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, such decision shall not affect the validity or constitutionality of the remaining portion of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions be declared invalid or unconstitutional.

SECTION 4: Before the expiration of 15 days after the adoption of this ordinance by the San Luis Obispo County Board of Supervisors, it shall be published once in a newspaper of general circulation published in the County of San Luis Obispo, State of California, together with the names of the members of the Board of Supervisors voting for and against the ordinance.

PASSED AND ADOPTED by the Board of Supervisors of the County of San Luis Obispo, State of California, on the 20th day of June, 2017, by the following roll call vote, to wit:

AYES: Supervisors Bruce S. Gibson, Adam Hill, Lynn Compton, Debbie Arnold and
Chairperson John Peschong

NOES: None

ABSENT: None

ABSTAINING: None

John Peschong
Chairperson of the Board of Supervisors,
County of San Luis Obispo,
State of California

ATTEST:

Tommy Gong
County Clerk and Ex-Officio Clerk
of the Board of Supervisors
County of San Luis Obispo, State of California
By: Sandy Currens
Deputy Clerk